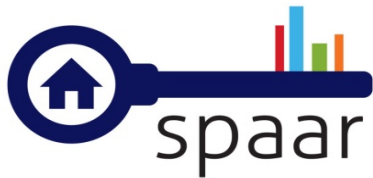


# Annual Housing Market Report – Twin Cities Metro

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FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 13-COUNTY TWIN CITIES REGION



BETTER AGENTS ♦ BETTER COMMUNITIES  
SAINT PAUL AREA ASSOCIATION OF REALTORS®

# 2015

# Annual Housing Market Report – Twin Cities Metro

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE 13-COUNTY TWIN CITIES REGION



**In** 2015, residential real estate experienced its best year since the Great Recession ended in 2009. Although inventory could still use a jolt, demand was healthy throughout the year and there was enough supply to keep the engine strong.

Interest rates did not go up earlier in 2015, as was widely anticipated, but the Federal Reserve finally took action with a short-term rate increase in December and is expected to do more of the same with some consistency in 2016. Housing and the wider economy has proven itself ready for such a move, and rate increases can actually serve to maintain economic balance.

If consumers are unwilling to pay higher rates on borrowed money, 2016 could get off to a slow start. By historical standards, that seems like an unlikely reaction. Even if rates were to reach 4.5 percent, it would still be well below what weaker economic conditions than exist today have easily borne in the past.

While rates may get the most digital news ink, other topics worth attention in 2016 include affordable inventory for new buyers, competition from cash investors for that inventory and the continuing barrier to entry that is student loan debt.

**Sales:** The biggest news in 2015 was the lack of news on rate increases, so buyers kept locking in low 30-year fixed rates. Closed sales increased 13.7 percent to 56,390 to close out the year.

**Listings:** Inventory struggled to keep pace with demand. There were 10,166 active listings at the end of 2015, down 21.8 percent from the prior year. New listings increased by 5.1 percent to rest at 77,380 for the year. Inventory should rise in 2016, but that will depend upon additions from new construction along with would-be sellers tapping into a market already in their favor.

**Distressed Properties:** Foreclosure markets across the country continued to shrink back to where they should be in a healthy economy. This fact rightly draws attention to market mix. Are median sales prices going up or are there simply fewer sales happening at the lower prices typical within the lender-mediated housing stock? Locally in 2015, the percentage of closed sales that were either foreclosure or short sale fell 26.7 percent to land at 10.6 percent of the market.

**Prices:** The cost to buy a home rose again in 2015. The overall median sales price was up 7.0 percent to \$220,000 for the year. Home prices should continue to rise in 2015 but perhaps at a tempered pace as the market approaches a natural balancing point. Price gains should be more in line with historical norms in 2016. Single-Family home prices were up 5.6 percent compared to last year, and Townhouse-Condo home prices were up 3.8 percent.

**List Price Received:** Sellers received 96.6 percent of their original list price received at sale, a year-over-year increase of 0.9 percent. Sales prices are expected to increase slightly in 2016, which should translate into further increases in list price received.

The national homeownership percentage is the lowest its been since 1993. As rental development continues, especially in urban centers, and as rental rates continue to rise, we may begin to gradually see some pushback on paying a lease versus a mortgage. Lending stringency and, you guessed it, interest rates may have an effect on the number of new buyers we see in 2016.

Gross Domestic Product increased at an annual rate near 2.0 percent to close 2015, and chances are favorable to get above 2.5 percent next year. Housing is again considered a cornerstone of the national economy. Contributing factors from within the industry include better lending standards and improved inventory unhampered by foreclosures. Declining unemployment, higher wages and low fuel prices have also nudged buying power forward. Conditions are good for a continuation of positive trends in 2016.

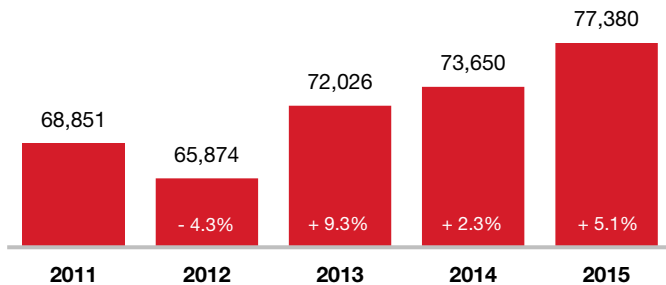
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# Quick Facts

Rankings include geographies with 15 sales or more. County totals are not included.

## New Listings



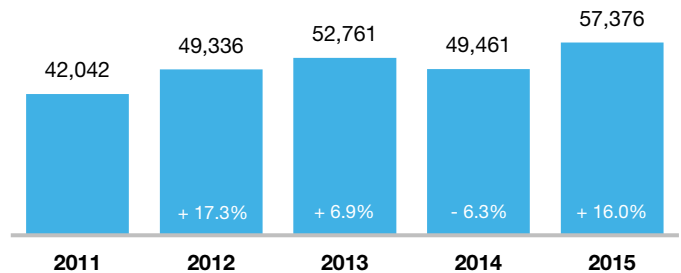
### Top 5 Areas: Change in New Listings from 2014

Willernie	+ 111.1%
Hampton	+ 110.5%
Saint Bonifacius	+ 45.2%
Zumbrota	+ 37.2%
Saint Paul - Downtown	+ 37.1%

### Bottom 5 Areas: Change in New Listings from 2014

Minneapolis - Near North	- 16.1%
Oak Grove	- 17.6%
Newport	- 25.0%
Nowthen	- 26.4%
Lilydale	- 47.2%

## Pending Sales



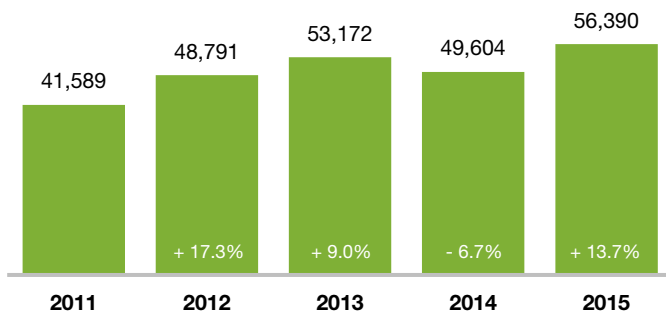
### Top 5 Areas: Change in Pending Sales from 2014

Willernie	+ 400.0%
Lauderdale	+ 135.7%
Greenfield	+ 108.7%
Hampton	+ 92.3%
Grant	+ 81.8%

### Bottom 5 Areas: Change in Pending Sales from 2014

Osseo	- 7.7%
Independence	- 8.0%
Newport	- 17.0%
Elko New Market	- 17.7%
Lilydale	- 45.2%

## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2014

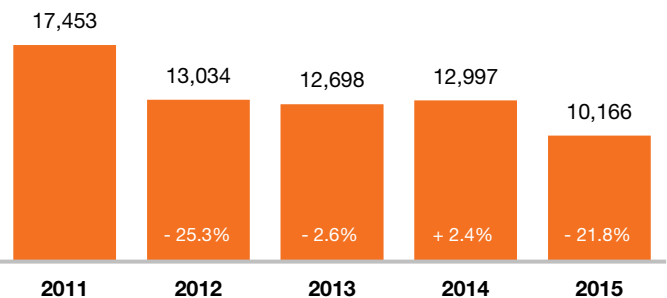
Willernie	+ 150.0%
Greenfield	+ 95.7%
Lauderdale	+ 83.3%
Lexington	+ 80.0%
Hampton	+ 76.9%

### Bottom 5 Areas: Change in Closed Sales from 2014

Independence	- 11.5%
Medina	- 13.2%
Elko New Market	- 19.1%
Minneapolis - Central	- 20.7%
Lilydale	- 41.4%

## Inventory of Homes for Sale

At the end of the year.



### Top 5 Areas: Change in Homes for Sale from 2014

Zumbrota	+ 183.3%
Minneapolis - Phillips	+ 88.9%
Lake Elmo	+ 51.7%
Saint Bonifacius	+ 42.9%
Medina	+ 35.2%

### Bottom 5 Areas: Change in Homes for Sale from 2014

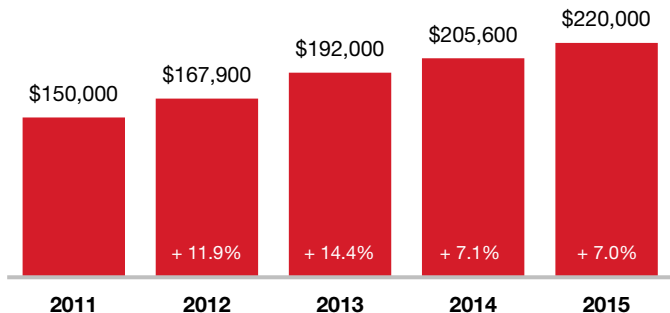
Arden Hills	- 52.9%
Nowthen	- 52.9%
Bloomington - East	- 54.4%
Minneapolis - Powderhorn	- 61.1%
Lauderdale	- 72.7%



# Quick Facts

Rankings include geographies with 15 sales or more. County totals are not included.

## Median Sales Price



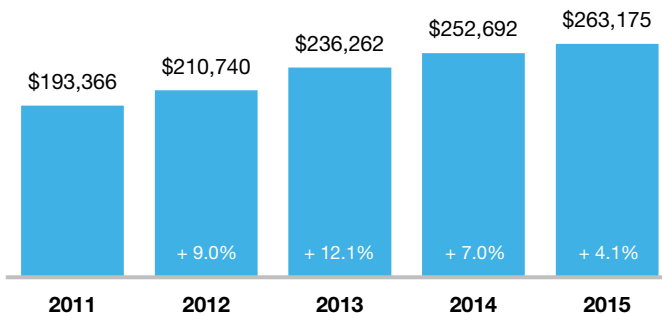
### Top 5 Areas: Change in Median Sales Price from 2014

Dayton	+ 50.6%
Lauderdale	+ 48.6%
Long Lake	+ 27.2%
Nowthen	+ 26.6%
Minneapolis - Near North	+ 24.0%

### Bottom 5 Areas: Change in Median Sales Price from 2014

Greenfield	- 15.7%
Wayzata	- 15.9%
Minneapolis - Central	- 19.0%
Tonka Bay	- 22.1%
Spring Park	- 30.5%

## Average Sales Price



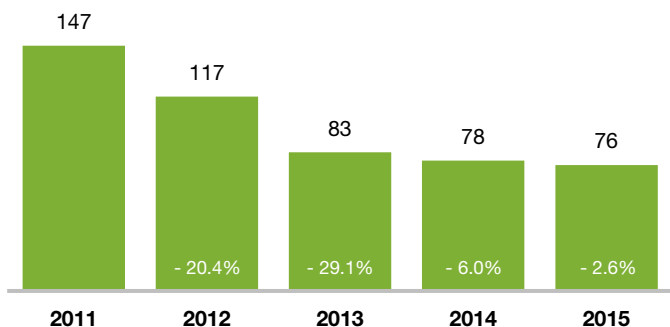
### Top 5 Areas: Change in Avg. Sales Price from 2014

Lakeland	+ 39.5%
Deephaven	+ 34.8%
Minneapolis - Phillips	+ 28.5%
Clear Lake	+ 25.3%
Nowthen	+ 23.1%

### Bottom 5 Areas: Change in Avg. Sales Price from 2014

Bayport	- 12.6%
Willernie	- 13.1%
Wayzata	- 13.4%
Rush City	- 16.9%
Spring Park	- 20.9%

## Cumulative Days on Market Until Sale



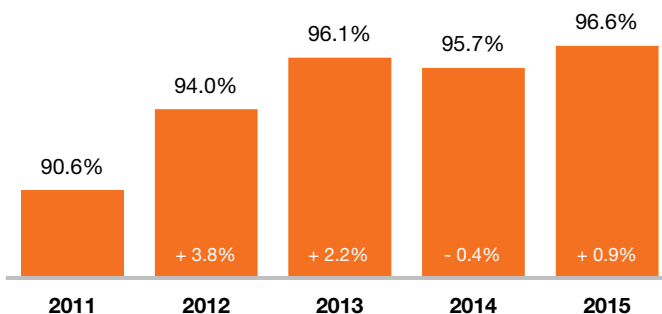
### Top 5 Areas: Change in Cumulative Days on Market from 2014

Birchwood Village	+ 76.1%
Dayton	+ 22.2%
Saint Paul - Summit Hill	+ 18.5%
Corcoran	+ 13.6%
Faribault	+ 12.7%

### Bottom 5 Areas: Change in Cumulative Days on Market from 2014

Mayer	- 49.0%
Osseo	- 49.4%
Lake Elmo	- 49.5%
Rogers	- 50.8%
Rockford	- 61.4%

## Percent of Original List Price Received



### Top 5 Areas: Change in Pct. of Orig. Price Received from 2014

Grant	+ 6.6%
Tonka Bay	+ 4.8%
Zumbrota	+ 4.6%
Saint Paul - North End	+ 4.4%
Hammond	+ 4.0%

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2014

Long Lake	- 2.0%
Lexington	- 2.2%
South Haven	- 3.7%
Marine on St. Croix	- 3.9%
Willernie	- 8.5%

# Property Type Review

Rankings include geographies with 15 sales or more. County totals are not included.

## 79

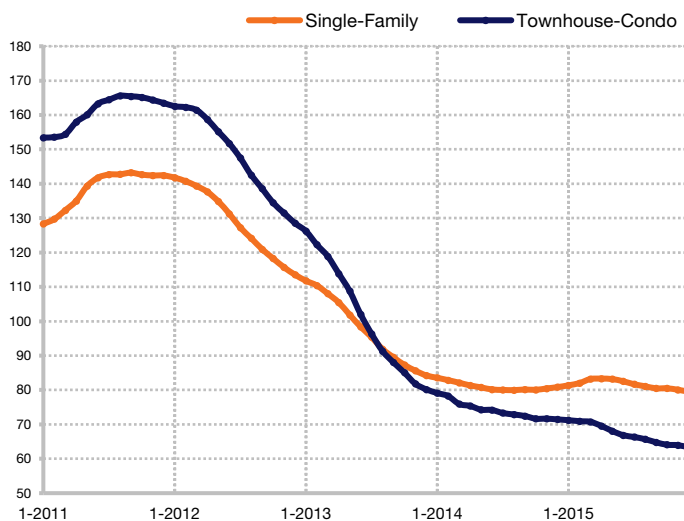
Average  
Cumulative Days on Market  
Single-Family Detached

## 63

Average  
Cumulative Days on Market  
Townhouse-Condo Attached

### Cumulative Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



### Top Areas: Townhouse-Condo Attached Market Share in 2015

Twin Cities Region	Market Share
Saint Paul - Downtown	100.0%
Minneapolis - Central	99.2%
Lilydale	94.1%
Minneapolis - University	65.2%
Spring Park	57.9%
Saint Paul - St. Anthony Park	53.4%
Saint Paul - Summit-University	51.4%
Minneapolis - Calhoun-Isle	50.0%
Hugo	49.5%
Wayzata	48.9%
Vadnais Heights	48.8%
Oak Park Heights	47.5%
Apple Valley	45.5%
Inver Grove Heights	43.8%
Minneapolis - Phillips	43.0%
Saint Paul - Summit Hill	41.3%
Little Canada	40.7%
Circle Pines	40.6%
Burnsville	40.2%
Shakopee	40.2%
Woodbury	40.1%
Eden Prairie	39.9%
Maple Grove	38.9%
Hopkins	38.0%
Oakdale	37.1%

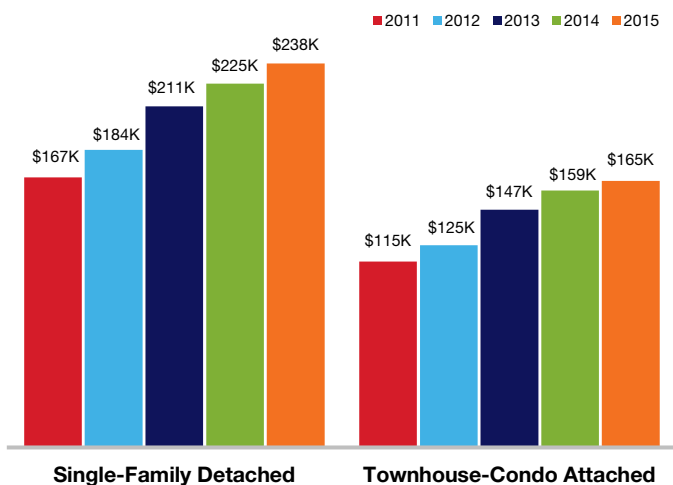
## + 5.6%

One-Year Change in Price  
Single-Family Detached

## + 3.8%

One-Year Change in Price  
Townhouse-Condo Attached

### Median Sales Price



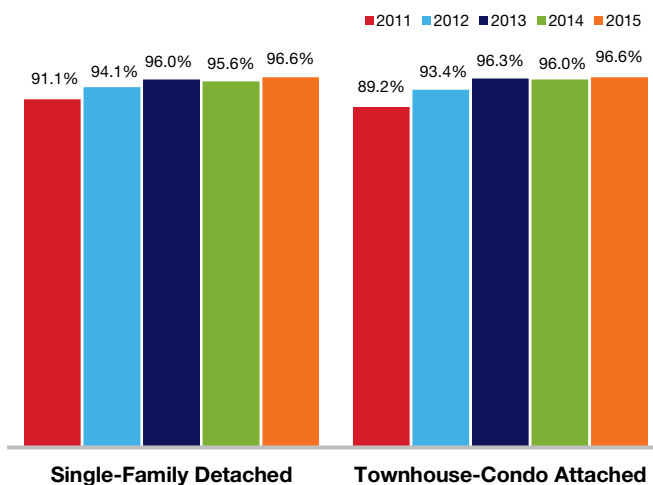
## 96.6%

Pct. of Orig. Price Received  
Single-Family Detached

## 96.6%

Pct. of Orig. Price Received  
Townhouse-Condo Attached

### Percent of Original List Price Received





# Distressed Homes Review

Rankings include geographies with 15 sales or more. County totals are not included.

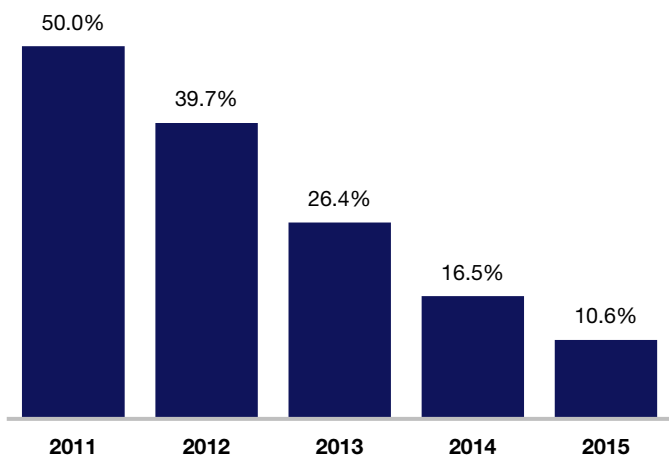
**10.6%**

Percent of Closed Sales in 2015 That Were Distressed

**- 26.7%**

One-Year Change in Sales of Distressed Properties

## Percent of Sales That Were Distressed



## Top Areas: Distressed Market Share in 2015

Twin Cities Region	10.6%
Newport	35.7%
Saint Paul - Dayton's Bluff	26.8%
Pine City	25.8%
Minneapolis - Camden	24.3%
Rush City	24.2%
Saint Paul - Thomas-Dale (Frogtown)	23.8%
Clearwater	23.2%
Minneapolis - Near North	22.7%
Nowthen	22.2%
Lexington	22.2%
East Bethel	22.2%
Saint Paul - Payne-Phalen	21.8%
Saint Paul - Greater East Side	21.8%
Minneapolis - Phillips	21.5%
South Haven	21.1%
Saint Paul - West Side	20.6%
Brooklyn Center	20.6%
Princeton	20.3%
Spring Lake Park	20.2%
Mora	20.0%
Circle Pines	19.8%
Saint Paul - North End	19.3%
Coon Rapids	18.9%
Saint Paul Park	18.8%
Isanti	18.5%

**+ 31.0%**

Three-Year Change in Price All Properties

**+ 9.7%**

Three-Year Change in Price Traditional Properties

**+ 23.8%**

Three-Year Change in Price Short Sales

**+ 18.6%**

Three-Year Change in Price Foreclosures

## Median Sales Price

■ 2012 ■ 2013 ■ 2014 ■ 2015



# New Construction Review

Rankings include geographies with 15 sales or more. County totals are not included.

## Oct '14

## 256

Peak of New Construction Inventory

Drop in New Construction Inventory from Peak

### New Construction Homes for Sale



### Top Areas: New Construction Market Share in 2015

Twin Cities Region	6.3%
North Oaks	42.2%
Dayton	35.6%
Medina	34.7%
Chisago	33.3%
Otsego	27.6%
Hanover	27.1%
Minnetrissa	26.5%
Victoria	23.4%
Delano	21.5%
Lake Elmo	20.7%
Cologne	20.4%
Mayer	18.3%
Rogers	17.5%
Lakeville	17.5%
Blaine	17.4%
Chanhassen	17.2%
Chaska	15.5%
Isanti	15.1%
Monticello	14.7%
Excelsior	14.3%
Ham Lake	14.0%
North Branch	13.9%
Oak Grove	13.5%
Waconia	13.5%
Prior Lake	12.3%

## 6.2

## 1.9

Year-End Months Supply New Construction

Year-End Months Supply Previously Owned

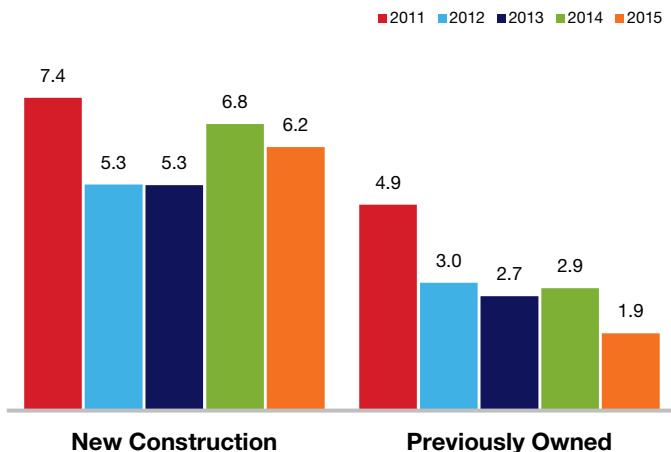
## 99.6%

## 96.4%

Pct. of Orig. Price Received New Construction

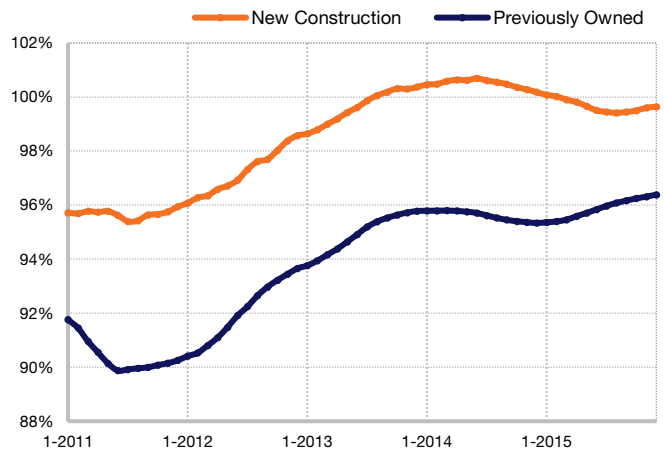
Pct. of Orig. Price Received Previously Owned

### Months Supply of Inventory



### Percent of Original List Price Received

This chart uses a rolling 12-month average for each data point.



# 2015 Annual Housing Market Report – Twin Cities Metro Area Overview – Around the Metro



	Total Closed Sales	Change from 2014	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
<b>Twin Cities Region</b>	<b>56,390</b>	<b>+ 13.7%</b>	<b>6.3%</b>	<b>23.4%</b>	<b>10.6%</b>	<b>76</b>	<b>96.6%</b>
Afton	37	+ 8.8%	0.0%	0.0%	10.8%	148	94.0%
Albertville	179	+ 27.0%	8.9%	15.6%	10.1%	66	97.5%
Andover	508	+ 19.0%	8.7%	6.9%	14.0%	67	97.3%
Annandale	130	+ 26.2%	1.5%	2.3%	12.3%	141	93.6%
Anoka	212	+ 7.6%	6.1%	13.7%	13.7%	58	97.3%
Apple Valley	980	+ 16.3%	6.0%	45.5%	10.7%	64	97.2%
Arden Hills	122	+ 24.5%	0.0%	19.7%	4.1%	75	96.1%
Bayport	37	- 9.8%	5.4%	13.5%	5.4%	107	95.7%
Becker	167	+ 38.0%	7.2%	6.6%	9.6%	86	96.7%
Belle Plaine	173	+ 24.5%	5.2%	2.3%	17.9%	78	97.2%
Bethel	6	- 14.3%	0.0%	0.0%	33.3%	59	95.3%
Big Lake	375	+ 24.2%	12.0%	5.6%	12.3%	65	97.8%
Birchwood Village	11	- 15.4%	0.0%	0.0%	0.0%	57	96.0%
Blaine	1,288	+ 14.5%	17.4%	32.6%	11.2%	59	97.8%
Bloomington	1,299	+ 13.0%	1.1%	27.9%	7.0%	63	97.0%
Bloomington – East	415	+ 2.7%	1.9%	15.4%	7.2%	57	97.4%
Bloomington – West	884	+ 18.5%	0.7%	33.7%	6.9%	66	96.8%
Brainerd MSA	1,902	+ 9.1%	1.9%	4.9%	10.0%	170	92.1%
Brooklyn Center	456	+ 10.1%	1.3%	13.4%	20.6%	62	98.3%
Brooklyn Park	1,240	+ 10.2%	6.9%	24.0%	16.3%	64	97.5%
Buffalo	322	+ 0.9%	6.8%	11.5%	9.9%	79	96.6%
Burnsville	981	+ 20.1%	3.7%	40.2%	8.8%	63	96.7%
Cambridge	271	+ 23.7%	10.0%	12.2%	12.9%	76	95.9%
Cannon Falls	100	+ 8.7%	2.0%	6.0%	10.0%	119	93.6%
Carver	121	+ 37.5%	9.9%	29.8%	7.4%	89	97.2%
Centerville	71	+ 22.4%	8.5%	16.9%	7.0%	57	97.4%
Champlin	390	+ 12.1%	1.5%	24.1%	10.8%	61	97.5%
Chanhassen	548	+ 21.8%	17.2%	35.4%	3.5%	84	96.6%
Chaska	490	+ 35.4%	15.5%	33.3%	6.1%	80	96.8%
Chisago	123	+ 18.3%	33.3%	11.4%	11.4%	86	97.8%
Circle Pines	106	+ 15.2%	0.0%	40.6%	19.8%	57	96.1%
Clear Lake	107	+ 1.9%	1.9%	5.6%	16.8%	168	93.0%
Clearwater	69	+ 16.9%	0.0%	7.2%	23.2%	110	94.5%
Coates	2	--	0.0%	0.0%	50.0%	139	95.6%
Cokato	78	+ 56.0%	0.0%	1.3%	15.4%	128	92.6%
Cologne	49	+ 25.6%	20.4%	6.1%	4.1%	93	96.6%
Columbia Heights	313	+ 0.3%	4.2%	16.9%	16.9%	65	97.2%
Columbus	39	+ 21.9%	0.0%	0.0%	7.7%	72	96.7%
Coon Rapids	1,041	+ 21.6%	1.5%	30.1%	18.9%	56	97.7%
Corcoran	61	+ 27.1%	9.8%	0.0%	14.8%	98	95.1%
Cottage Grove	630	+ 17.3%	6.8%	15.9%	15.9%	61	97.3%
Crystal	462	+ 20.6%	1.9%	4.1%	15.8%	68	96.8%
Dayton	73	+ 1.4%	35.6%	8.2%	11.0%	94	96.8%



## 2015 Annual Housing Market Report – Twin Cities Metro Area Overview – Around the Metro



	Total Closed Sales	Change from 2014	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Deephaven	63	+ 14.5%	6.3%	0.0%	1.6%	147	93.5%
Delano	149	+ 4.2%	21.5%	9.4%	4.7%	64	97.8%
Dellwood	14	- 26.3%	0.0%	0.0%	21.4%	198	90.9%
Eagan	1,025	+ 12.0%	3.9%	37.1%	9.6%	59	97.2%
East Bethel	167	+ 6.4%	7.2%	0.6%	22.2%	80	95.8%
Eden Prairie	1,105	+ 7.8%	4.3%	39.9%	5.2%	87	95.8%
Edina	1,004	+ 5.8%	6.5%	33.6%	3.5%	94	94.9%
Elk River	552	+ 18.2%	10.3%	23.2%	10.7%	72	97.1%
Elko New Market	106	- 19.1%	6.6%	20.8%	11.3%	76	96.9%
Excelsior	28	+ 47.4%	14.3%	25.0%	0.0%	102	94.8%
Falcon Heights	56	0.0%	0.0%	14.3%	1.8%	106	96.5%
Faribault	391	+ 8.3%	2.0%	6.9%	16.6%	112	94.0%
Farmington	591	+ 18.9%	7.1%	24.7%	13.0%	63	97.0%
Forest Lake	412	+ 36.4%	8.0%	26.7%	11.9%	95	95.9%
Fridley	360	+ 5.0%	0.3%	12.8%	15.8%	65	96.6%
Gem Lake	7	+ 250.0%	14.3%	0.0%	14.3%	127	91.6%
Golden Valley	417	+ 20.9%	1.2%	18.7%	8.2%	82	95.4%
Grant	39	+ 30.0%	2.6%	0.0%	5.1%	146	95.7%
Greenfield	45	+ 95.7%	2.2%	8.9%	11.1%	189	93.6%
Greenwood	14	0.0%	0.0%	0.0%	14.3%	165	92.5%
Ham Lake	200	+ 5.8%	14.0%	8.0%	15.5%	90	96.3%
Hamburg	10	+ 11.1%	0.0%	0.0%	20.0%	170	89.4%
Hammond	59	0.0%	5.1%	5.1%	10.2%	144	98.3%
Hampton	23	+ 76.9%	0.0%	0.0%	13.0%	77	94.4%
Hanover	70	+ 2.9%	27.1%	1.4%	11.4%	76	99.2%
Hastings	436	+ 35.0%	2.3%	26.1%	12.2%	80	95.6%
Hilltop	0	-100%	0.0%	0.0%	0.0%	0	0.0%
Hopkins	234	+ 21.9%	0.9%	38.0%	14.1%	69	95.7%
Hudson	556	+ 12.1%	7.9%	20.9%	6.1%	101	96.5%
Hugo	327	+ 17.2%	10.4%	49.5%	10.4%	64	97.3%
Hutchinson	338	+ 9.0%	3.8%	11.2%	8.0%	82	97.5%
Independence	46	- 11.5%	4.3%	0.0%	4.3%	184	94.0%
Inver Grove Heights	495	+ 17.0%	4.0%	43.8%	15.2%	74	96.3%
Isanti	232	+ 38.1%	15.1%	10.3%	18.5%	61	98.0%
Jordan	121	+ 6.1%	6.6%	7.4%	9.9%	92	95.6%
Lake Elmo	87	- 8.4%	20.7%	9.2%	3.4%	97	96.0%
Lake Minnetonka Area	1,022	+ 19.4%	9.7%	14.8%	8.1%	133	94.0%
Lake St. Croix Beach	20	+ 25.0%	0.0%	5.0%	5.0%	122	93.3%
Lakeland	35	+ 59.1%	2.9%	2.9%	11.4%	129	94.1%
Lakeland Shores	1	0.0%	0.0%	0.0%	0.0%	19	95.2%
Lakeville	1,149	+ 14.2%	17.5%	19.6%	7.4%	73	97.0%
Lauderdale	33	+ 83.3%	0.0%	18.2%	15.2%	97	92.7%
Lexington	18	+ 80.0%	0.0%	0.0%	22.2%	84	95.6%
Lilydale	17	- 41.4%	0.0%	94.1%	0.0%	83	94.4%

# 2015 Annual Housing Market Report – Twin Cities Metro Area Overview – Around the Metro



	Total Closed Sales	Change from 2014	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Lindstrom	137	+ 30.5%	5.8%	10.2%	15.3%	101	97.3%
Lino Lakes	281	+ 18.1%	7.5%	17.8%	8.2%	71	96.5%
Little Canada	118	+ 11.3%	5.1%	40.7%	11.9%	78	95.2%
Long Lake	25	+ 13.6%	0.0%	8.0%	12.0%	81	93.2%
Lonsdale	110	+ 27.9%	8.2%	0.9%	14.5%	66	97.4%
Loretto	10	0.0%	0.0%	0.0%	0.0%	50	95.3%
Mahtomedi	139	+ 46.3%	7.2%	13.7%	5.0%	91	96.1%
Maple Grove	1,387	+ 13.6%	6.5%	38.9%	7.6%	71	97.0%
Maple Lake	92	+ 10.8%	3.3%	4.3%	13.0%	121	93.6%
Maple Plain	21	+ 10.5%	0.0%	0.0%	14.3%	68	95.2%
Maplewood	540	+ 18.9%	1.1%	29.6%	11.1%	69	96.1%
Marine on St. Croix	19	+ 46.2%	0.0%	0.0%	10.5%	232	92.4%
Mayer	71	+ 29.1%	18.3%	1.4%	8.5%	71	97.6%
Medicine Lake	6	+ 20.0%	0.0%	0.0%	0.0%	57	89.3%
Medina	118	- 13.2%	34.7%	16.1%	0.8%	129	94.4%
Mendota	0	-100%	0.0%	0.0%	0.0%	0	0.0%
Mendota Heights	189	+ 44.3%	1.6%	25.9%	3.7%	88	95.0%
Miesville	0	--	0.0%	0.0%	0.0%	0	0.0%
Minneapolis - (Citywide)	5,679	+ 3.6%	2.1%	23.4%	9.6%	66	97.0%
Minneapolis - Calhoun-Isle	492	+ 13.9%	0.2%	50.0%	1.2%	93	95.4%
Minneapolis - Camden	585	- 3.8%	1.0%	1.4%	24.3%	73	95.7%
Minneapolis - Central	625	- 20.7%	2.7%	99.2%	5.1%	62	97.4%
Minneapolis - Longfellow	433	+ 9.9%	2.5%	2.5%	10.4%	57	97.9%
Minneapolis - Near North	321	- 2.1%	5.9%	7.8%	22.7%	75	96.0%
Minneapolis - Nokomis	847	+ 9.3%	1.7%	3.4%	7.6%	58	97.5%
Minneapolis - Northeast	490	+ 0.8%	1.2%	5.1%	9.0%	54	98.2%
Minneapolis - Phillips	79	- 2.5%	2.5%	43.0%	21.5%	57	98.3%
Minneapolis - Powderhorn	577	+ 1.9%	0.9%	18.4%	13.3%	56	98.0%
Minneapolis - Southwest	1,011	+ 20.4%	3.9%	7.1%	3.4%	69	96.6%
Minneapolis - University	204	+ 22.2%	1.0%	65.2%	5.9%	71	96.4%
Minnetonka	887	+ 6.6%	2.6%	29.9%	5.7%	86	95.2%
Minnetonka Beach	12	+ 20.0%	0.0%	0.0%	0.0%	173	93.7%
Minnetrista	170	+ 31.8%	26.5%	10.0%	10.6%	131	94.9%
Monticello	278	0.0%	14.7%	16.9%	8.3%	70	96.7%
Montrose	87	+ 14.5%	11.5%	10.3%	17.2%	73	96.9%
Mora	115	- 2.5%	0.9%	2.6%	20.0%	111	91.9%
Mound	238	+ 22.1%	5.0%	11.8%	10.9%	112	94.8%
Mounds View	133	+ 9.9%	3.0%	10.5%	12.0%	64	97.6%
New Brighton	284	+ 8.8%	2.1%	26.4%	10.2%	67	97.0%
New Germany	11	0.0%	9.1%	0.0%	18.2%	113	98.7%
New Hope	295	+ 25.5%	0.7%	17.3%	14.6%	63	97.4%
New Prague	200	+ 14.9%	6.0%	13.5%	10.0%	101	95.3%
New Richmond	247	+ 0.4%	5.3%	11.7%	13.4%	114	96.9%
New Trier	2	--	0.0%	0.0%	0.0%	109	88.6%

# 2015 Annual Housing Market Report – Twin Cities Metro Area Overview – Around the Metro



	Total Closed Sales	Change from 2014	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Newport	42	- 4.5%	0.0%	2.4%	35.7%	70	96.9%
North Branch	252	+ 13.5%	13.9%	4.0%	18.3%	77	97.5%
North Oaks	116	+ 54.7%	42.2%	8.6%	4.3%	121	96.7%
North Saint Paul	203	+ 16.7%	1.0%	6.9%	13.3%	65	96.6%
Northfield	292	- 5.2%	1.0%	28.1%	7.9%	90	96.4%
Norwood Young America	78	+ 20.0%	3.8%	10.3%	12.8%	66	97.2%
Nowthen	45	- 2.2%	8.9%	0.0%	22.2%	114	94.8%
Oak Grove	126	+ 4.1%	13.5%	0.0%	15.1%	85	96.4%
Oak Park Heights	61	+ 41.9%	3.3%	47.5%	6.6%	74	94.2%
Oakdale	463	+ 19.0%	0.9%	37.1%	10.8%	63	97.6%
Orono	193	+ 31.3%	11.9%	10.4%	8.8%	175	92.2%
Osseo	25	- 10.7%	0.0%	0.0%	12.0%	62	96.4%
Otsego	467	+ 37.4%	27.6%	32.5%	8.4%	56	97.3%
Pine City	120	+ 7.1%	4.2%	2.5%	25.8%	81	94.0%
Pine Springs	7	+ 75.0%	0.0%	0.0%	0.0%	109	90.7%
Plymouth	1,399	+ 16.9%	12.2%	32.3%	6.4%	69	96.6%
Princeton	246	+ 5.1%	2.4%	6.1%	20.3%	86	94.5%
Prior Lake	617	+ 21.2%	12.3%	28.5%	8.4%	90	96.3%
Ramsey	512	+ 16.1%	10.5%	22.9%	13.9%	63	97.1%
Randolph	9	+ 50.0%	0.0%	0.0%	0.0%	168	90.6%
Red Wing	275	+ 13.2%	0.4%	13.5%	6.2%	115	94.5%
Richfield	559	+ 2.9%	0.7%	7.3%	10.9%	51	97.2%
River Falls	257	+ 17.4%	10.5%	16.0%	8.9%	106	96.6%
Robbinsdale	322	+ 16.7%	0.6%	9.0%	11.8%	70	96.5%
Rockford	72	+ 20.0%	0.0%	13.9%	6.9%	82	97.3%
Rogers	211	+ 1.0%	17.5%	15.2%	6.6%	76	97.8%
Rosemount	479	+ 17.4%	9.4%	34.0%	11.1%	66	96.8%
Roseville	483	+ 21.7%	0.4%	26.3%	7.9%	65	96.5%
Rush City	66	+ 3.1%	0.0%	6.1%	24.2%	96	95.2%
Saint Anthony	154	+ 30.5%	0.6%	33.8%	5.2%	57	96.9%
Saint Bonifacius	39	+ 11.4%	0.0%	28.2%	10.3%	81	94.5%
Saint Cloud MSA	2,411	+ 12.5%	4.1%	4.0%	10.2%	125	94.4%
Saint Francis	160	+ 14.3%	10.6%	15.0%	16.3%	79	96.8%
Saint Louis Park	960	+ 14.8%	2.1%	24.6%	6.4%	65	96.8%
Saint Mary's Point	7	+ 600.0%	0.0%	0.0%	28.6%	95	94.2%
Saint Michael	295	+ 27.7%	8.1%	20.7%	12.5%	80	96.8%
Saint Paul	3,682	+ 11.8%	1.2%	15.2%	14.5%	75	96.3%
Saint Paul - Battle Creek / Highwood	267	+ 6.8%	0.0%	6.4%	18.0%	64	97.1%
Saint Paul - Como Park	253	- 2.7%	0.4%	4.7%	9.1%	64	97.3%
Saint Paul - Dayton's Bluff	190	+ 0.5%	2.6%	2.6%	26.8%	75	96.1%
Saint Paul - Downtown	162	+ 42.1%	0.0%	100.0%	6.8%	98	94.6%
Saint Paul - Greater East Side	400	+ 16.6%	0.5%	4.3%	21.8%	74	97.4%
Saint Paul - Hamline-Midway	159	+ 8.9%	0.0%	0.0%	15.7%	58	97.6%
Saint Paul - Highland Park	337	+ 14.6%	2.1%	12.8%	5.3%	73	96.7%

# 2015 Annual Housing Market Report – Twin Cities Metro Area Overview – Around the Metro



	Total Closed Sales	Change from 2014	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Saint Paul - Lexington-Hamline	185	+ 27.6%	0.5%	6.5%	9.7%	73	95.9%
Saint Paul - Macalester-Groveland	354	+ 24.6%	2.8%	8.8%	5.1%	73	96.3%
Saint Paul - North End / South Como	212	- 3.2%	0.0%	9.4%	19.3%	71	97.1%
Saint Paul - Payne-Phalen	344	+ 17.8%	3.5%	3.2%	21.8%	74	96.2%
Saint Paul - St. Anthony Park	88	+ 39.7%	0.0%	53.4%	6.8%	90	96.4%
Saint Paul - Summit Hill	104	+ 7.2%	1.9%	41.3%	5.8%	107	94.2%
Saint Paul - Summit-University	175	- 3.8%	0.0%	51.4%	10.9%	108	94.6%
Saint Paul - Thomas-Dale	105	- 0.9%	3.8%	1.9%	23.8%	73	94.0%
Saint Paul - West Seventh	152	+ 4.1%	0.7%	23.0%	13.8%	72	96.1%
Saint Paul - West Side	194	+ 22.8%	0.0%	5.7%	20.6%	74	95.3%
Saint Paul Park	80	+ 6.7%	3.8%	6.3%	18.8%	66	96.6%
Savage	584	+ 11.2%	6.3%	24.5%	7.4%	69	97.2%
Scandia	48	- 4.0%	8.3%	0.0%	8.3%	143	93.6%
Shakopee	772	+ 16.3%	3.8%	40.2%	10.6%	69	97.2%
Shoreview	481	+ 24.6%	2.3%	32.8%	6.4%	64	96.2%
Shorewood	115	+ 2.7%	3.5%	13.0%	5.2%	120	94.5%
Somerset	91	+ 16.7%	5.5%	5.5%	11.0%	82	97.2%
South Haven	57	+ 9.6%	0.0%	0.0%	21.1%	147	89.9%
South Saint Paul	321	+ 18.5%	0.9%	4.7%	18.4%	70	95.9%
Spring Lake Park	84	+ 25.4%	0.0%	17.9%	20.2%	54	96.9%
Spring Park	19	+ 72.7%	0.0%	57.9%	10.5%	114	94.3%
Stacy	63	+ 1.6%	11.1%	3.2%	17.5%	79	95.9%
Stillwater	407	+ 21.1%	4.9%	24.8%	8.8%	95	95.4%
Sunfish Lake	7	+ 75.0%	14.3%	0.0%	0.0%	185	89.0%
Tonka Bay	31	+ 34.8%	0.0%	3.2%	3.2%	129	94.7%
Vadnais Heights	209	+ 25.1%	4.3%	48.8%	12.4%	75	96.1%
Vermillion	0	--	0.0%	0.0%	0.0%	0	0.0%
Victoria	205	- 2.8%	23.4%	11.2%	5.9%	91	96.8%
Waconia	275	+ 18.0%	13.5%	20.0%	8.0%	83	96.2%
Watertown	82	- 9.9%	4.9%	6.1%	8.5%	99	94.6%
Wayzata	94	- 2.1%	11.7%	48.9%	3.2%	140	94.1%
West Saint Paul	328	+ 33.3%	1.2%	18.3%	12.5%	66	95.8%
White Bear Lake	396	+ 14.8%	1.3%	25.0%	10.1%	71	97.1%
Willernie	15	+ 150.0%	0.0%	0.0%	6.7%	85	89.8%
Woodbury	1,375	+ 9.5%	9.5%	40.1%	5.9%	68	97.2%
Woodland	9	+ 28.6%	0.0%	0.0%	0.0%	97	89.3%
Wyoming	108	+ 10.2%	6.5%	5.6%	14.8%	74	97.1%
Zimmerman	298	+ 33.6%	11.1%	3.0%	11.1%	83	96.7%
Zumbrota	18	0.0%	0.0%	0.0%	16.7%	105	97.0%

## Area Overview – Counties



	Total Closed Sales	Change from 2014	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Anoka County	5,618	+ 13.7%	8.6%	20.9%	14.8%	65	97.2%
Carver County	1,962	+ 21.1%	15.2%	24.8%	6.5%	85	96.5%
Chisago County	987	+ 14.4%	11.0%	5.3%	16.6%	93	96.6%
Dakota County	7,093	+ 18.3%	6.6%	31.6%	10.6%	68	96.7%
Goodhue County	508	+ 14.7%	1.0%	9.6%	8.5%	123	94.1%
Hennepin County	19,886	+ 9.7%	4.5%	25.0%	9.0%	74	96.6%
Isanti County	703	+ 21.8%	9.1%	8.3%	16.4%	75	96.6%
Kanabec County	234	+ 10.4%	0.9%	1.3%	20.9%	132	92.4%
Mille Lacs County	433	+ 19.9%	1.6%	6.5%	20.3%	115	92.7%
Ramsey County	7,101	+ 15.4%	2.1%	20.9%	11.9%	74	96.3%
Rice County	861	+ 7.4%	2.6%	13.6%	13.8%	98	95.2%
Scott County	2,588	+ 13.0%	6.8%	26.3%	9.8%	80	96.7%
Sherburne County	1,764	+ 20.7%	9.5%	10.3%	11.4%	84	96.8%
St. Croix County	1,408	+ 9.5%	7.3%	13.1%	9.7%	107	96.6%
Washington County	4,390	+ 15.9%	7.1%	28.8%	9.6%	78	96.6%
Wright County	2,450	+ 16.7%	12.4%	15.1%	10.7%	82	96.3%

# Area Overview – Western WI School Districts



	Total Closed Sales	Change from 2014	Percent New Construction	Percent Townhouse- Condo	Percent Distressed	Cumulative Days on Market	Pct. of Orig. Price Received
Amery, WI – School District 119	135	+ 0.7%	0.0%	0.7%	16.3%	156	92.8%
Baldwin-Woodville, WI – School District 231	132	+ 23.4%	0.8%	5.3%	15.2%	104	96.4%
Clayton, WI – School District 1120	17	+ 41.7%	0.0%	0.0%	17.6%	262	86.4%
Clear Lake, WI – School District 1127	31	- 20.5%	0.0%	16.1%	35.5%	170	90.0%
Cumberland, WI – School District 1260	81	+ 39.7%	0.0%	7.4%	4.9%	170	89.7%
Ellsworth, WI – School District 1659	124	+ 4.2%	0.8%	0.0%	21.0%	160	92.7%
Elmwood, WI – School District 1666	18	+ 28.6%	0.0%	0.0%	22.2%	157	90.3%
Frederic, WI – School District 1939	41	- 2.4%	0.0%	0.0%	22.0%	176	89.2%
Glenwood City, WI – School District 2198	24	- 22.6%	0.0%	0.0%	12.5%	115	92.2%
Grantsburg, WI – School District 2233	71	+ 42.0%	1.4%	0.0%	11.3%	203	91.5%
Hudson, WI – School District 2611	568	+ 9.0%	8.3%	20.4%	6.3%	101	96.5%
Luck, WI – School District 3213	67	+ 13.6%	0.0%	0.0%	16.4%	202	86.9%
New Richmond, WI – School District 3962	285	- 5.0%	8.1%	10.2%	12.3%	110	97.1%
Osceola, WI – School District 4165	151	+ 15.3%	1.3%	5.3%	10.6%	165	94.4%
Pepin, WI – School District 4270	29	+ 31.8%	0.0%	3.4%	10.3%	235	85.9%
Plum City, WI – School District 4459	8	- 27.3%	0.0%	12.5%	0.0%	143	92.2%
Prescott, WI – School District 4578	89	- 4.3%	0.0%	7.9%	15.7%	172	94.7%
River Falls, WI – School District 4893	301	+ 26.5%	12.6%	13.3%	9.6%	112	97.0%
Somerset, WI – School District 5432	114	+ 25.3%	4.4%	4.4%	11.4%	86	96.7%
Spring Valley, WI – School District 5586	43	+ 4.9%	0.0%	0.0%	18.6%	214	91.1%
St. Croix Central, WI – School District 2422	125	+ 16.8%	5.6%	5.6%	11.2%	130	97.2%
St. Croix Falls, WI – School District 5019	97	+ 3.2%	0.0%	4.1%	17.5%	172	91.0%
Turtle Lake, WI – School District 5810	44	- 6.4%	0.0%	2.3%	9.1%	139	91.2%
Unity, WI – School District 238	123	- 20.1%	0.0%	0.8%	14.6%	199	88.7%

# 2015 Annual Housing Market Report – Twin Cities Metro

## Median Prices – Around the Metro



	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
<b>Twin Cities Region</b>	<b>\$150,000</b>	<b>\$167,900</b>	<b>\$192,000</b>	<b>\$205,600</b>	<b>\$220,000</b>	<b>+ 7.0%</b>	<b>+ 46.7%</b>
Afton	\$430,000	\$275,000	\$409,500	\$412,375	\$435,000	+ 5.5%	+ 1.2%
Albertville	\$142,500	\$149,950	\$178,900	\$179,900	\$210,000	+ 16.7%	+ 47.4%
Andover	\$182,000	\$205,000	\$227,491	\$236,700	\$248,200	+ 4.9%	+ 36.4%
Annandale	\$153,170	\$169,500	\$159,000	\$172,221	\$204,450	+ 18.7%	+ 33.5%
Anoka	\$114,000	\$122,900	\$146,950	\$166,000	\$179,900	+ 8.4%	+ 57.8%
Apple Valley	\$149,900	\$175,000	\$195,000	\$213,000	\$224,900	+ 5.6%	+ 50.0%
Arden Hills	\$157,500	\$325,000	\$300,300	\$252,000	\$282,000	+ 11.9%	+ 79.0%
Bayport	\$147,000	\$184,500	\$200,000	\$237,450	\$207,000	- 12.8%	+ 40.8%
Becker	\$131,700	\$149,375	\$155,900	\$169,900	\$183,900	+ 8.2%	+ 39.6%
Belle Plaine	\$136,050	\$144,500	\$159,000	\$187,700	\$193,250	+ 3.0%	+ 42.0%
Bethel	\$100,000	\$115,950	\$135,000	\$115,000	\$158,185	+ 37.6%	+ 58.2%
Big Lake	\$117,500	\$134,900	\$154,500	\$169,900	\$178,000	+ 4.8%	+ 51.5%
Birchwood Village	\$240,500	\$227,900	\$287,375	\$340,000	\$260,000	- 23.5%	+ 8.1%
Blaine	\$154,900	\$175,000	\$199,200	\$218,665	\$220,000	+ 0.6%	+ 42.0%
Bloomington	\$157,000	\$171,000	\$193,100	\$201,000	\$218,000	+ 8.5%	+ 38.9%
Bloomington – East	\$140,000	\$145,300	\$169,000	\$182,000	\$198,000	+ 8.8%	+ 41.4%
Bloomington – West	\$181,725	\$191,000	\$215,000	\$225,000	\$235,000	+ 4.4%	+ 29.3%
Brainerd MSA	\$147,000	\$155,000	\$161,000	\$165,000	\$170,000	+ 3.0%	+ 15.6%
Brooklyn Center	\$82,300	\$95,000	\$122,250	\$139,950	\$154,950	+ 10.7%	+ 88.3%
Brooklyn Park	\$127,000	\$146,000	\$167,000	\$174,900	\$194,000	+ 10.9%	+ 52.8%
Buffalo	\$131,500	\$141,000	\$171,810	\$175,000	\$200,000	+ 14.3%	+ 52.1%
Burnsville	\$147,750	\$165,300	\$185,000	\$209,500	\$222,000	+ 6.0%	+ 50.3%
Cambridge	\$94,000	\$101,300	\$127,000	\$148,250	\$163,500	+ 10.3%	+ 73.9%
Cannon Falls	\$123,500	\$145,000	\$177,500	\$166,100	\$193,000	+ 16.2%	+ 56.3%
Carver	\$225,000	\$245,000	\$282,500	\$270,000	\$277,750	+ 2.9%	+ 23.4%
Centerville	\$154,600	\$180,000	\$189,950	\$197,500	\$223,000	+ 12.9%	+ 44.2%
Champlin	\$148,000	\$159,400	\$182,500	\$193,950	\$205,000	+ 5.7%	+ 38.5%
Chanhassen	\$297,500	\$280,500	\$305,000	\$318,838	\$325,000	+ 1.9%	+ 9.2%
Chaska	\$170,000	\$207,500	\$252,000	\$235,000	\$255,000	+ 8.5%	+ 50.0%
Chisago	\$155,700	\$168,500	\$199,850	\$201,500	\$235,150	+ 16.7%	+ 51.0%
Circle Pines	\$124,150	\$139,450	\$144,150	\$154,000	\$162,550	+ 5.6%	+ 30.9%
Clear Lake	\$146,800	\$152,450	\$160,375	\$154,500	\$184,750	+ 19.6%	+ 25.9%
Clearwater	\$127,750	\$150,000	\$160,000	\$159,500	\$157,500	- 1.3%	+ 23.3%
Coates	\$0	\$0	\$0	\$0	\$161,625	--	--
Cokato	\$107,500	\$105,000	\$129,900	\$123,200	\$132,450	+ 7.5%	+ 23.2%
Cologne	\$189,900	\$182,550	\$181,500	\$262,950	\$250,000	- 4.9%	+ 31.6%
Columbia Heights	\$101,500	\$99,950	\$132,000	\$140,000	\$158,125	+ 12.9%	+ 55.8%
Columbus	\$177,277	\$208,500	\$202,800	\$227,500	\$236,300	+ 3.9%	+ 33.3%
Coon Rapids	\$114,900	\$125,105	\$150,000	\$160,300	\$175,000	+ 9.2%	+ 52.3%
Corcoran	\$246,000	\$230,000	\$300,000	\$312,500	\$330,000	+ 5.6%	+ 34.1%
Cottage Grove	\$160,000	\$174,400	\$194,000	\$209,900	\$222,000	+ 5.8%	+ 38.8%
Crystal	\$105,000	\$127,550	\$149,250	\$157,500	\$172,000	+ 9.2%	+ 63.8%
Dayton	\$142,000	\$191,500	\$274,000	\$218,250	\$328,709	+ 50.6%	+ 131.5%

2015 Annual Housing Market Report – Twin Cities Metro  
**Median Prices – Around the Metro**



	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Deephaven	\$322,000	\$493,250	\$518,500	\$585,000	\$622,500	+ 6.4%	+ 93.3%
Delano	\$173,150	\$205,500	\$232,870	\$241,250	\$275,600	+ 14.2%	+ 59.2%
Dellwood	\$499,000	\$360,000	\$507,500	\$765,000	\$594,215	- 22.3%	+ 19.1%
Eagan	\$171,000	\$193,990	\$220,000	\$234,700	\$243,050	+ 3.6%	+ 42.1%
East Bethel	\$162,500	\$165,000	\$179,900	\$198,000	\$219,500	+ 10.9%	+ 35.1%
Eden Prairie	\$257,110	\$257,000	\$279,294	\$300,000	\$299,900	- 0.0%	+ 16.6%
Edina	\$339,000	\$344,000	\$350,000	\$380,000	\$396,000	+ 4.2%	+ 16.8%
Elk River	\$132,000	\$157,000	\$172,000	\$195,000	\$215,700	+ 10.6%	+ 63.4%
Elko New Market	\$193,000	\$215,000	\$247,627	\$257,520	\$264,250	+ 2.6%	+ 36.9%
Excelsior	\$350,000	\$291,500	\$409,750	\$452,500	\$502,500	+ 11.0%	+ 43.6%
Falcon Heights	\$207,500	\$228,706	\$238,000	\$257,450	\$257,000	- 0.2%	+ 23.9%
Faribault	\$102,000	\$115,000	\$135,000	\$135,250	\$143,450	+ 6.1%	+ 40.6%
Farmington	\$140,500	\$163,000	\$192,500	\$210,000	\$220,000	+ 4.8%	+ 56.6%
Forest Lake	\$153,750	\$185,000	\$191,500	\$219,900	\$225,500	+ 2.5%	+ 46.7%
Fridley	\$120,000	\$126,500	\$154,250	\$160,000	\$175,000	+ 9.4%	+ 45.8%
Gem Lake	\$240,000	\$352,261	\$169,450	\$563,864	\$411,000	- 27.1%	+ 71.3%
Golden Valley	\$199,450	\$218,500	\$246,000	\$247,500	\$264,900	+ 7.0%	+ 32.8%
Grant	\$422,500	\$367,500	\$415,500	\$445,000	\$399,900	- 10.1%	- 5.3%
Greenfield	\$373,000	\$350,000	\$354,000	\$486,500	\$410,000	- 15.7%	+ 9.9%
Greenwood	\$755,000	\$675,000	\$921,500	\$747,500	\$965,000	+ 29.1%	+ 27.8%
Ham Lake	\$211,500	\$231,000	\$271,600	\$289,900	\$297,500	+ 2.6%	+ 40.7%
Hamburg	\$75,200	\$111,500	\$95,500	\$138,000	\$119,900	- 13.1%	+ 59.4%
Hammond	\$118,000	\$121,900	\$145,000	\$163,000	\$160,950	- 1.3%	+ 36.4%
Hampton	\$172,000	\$138,500	\$204,000	\$200,000	\$233,000	+ 16.5%	+ 35.5%
Hanover	\$214,950	\$211,000	\$239,950	\$254,313	\$266,250	+ 4.7%	+ 23.9%
Hastings	\$128,500	\$142,000	\$169,900	\$182,250	\$196,000	+ 7.5%	+ 52.5%
Hilltop	\$0	\$24,500	\$34,500	\$47,500	\$0	- 100.0%	--
Hopkins	\$125,000	\$159,950	\$180,500	\$182,000	\$214,250	+ 17.7%	+ 71.4%
Hudson	\$184,500	\$195,000	\$228,500	\$233,500	\$261,575	+ 12.0%	+ 41.8%
Hugo	\$137,000	\$164,199	\$195,000	\$180,000	\$204,500	+ 13.6%	+ 49.3%
Hutchinson	\$115,250	\$111,750	\$125,000	\$142,900	\$145,000	+ 1.5%	+ 25.8%
Independence	\$249,900	\$387,500	\$411,500	\$424,950	\$525,000	+ 23.5%	+ 110.1%
Inver Grove Heights	\$155,000	\$160,000	\$194,950	\$180,000	\$193,250	+ 7.4%	+ 24.7%
Isanti	\$91,500	\$117,000	\$125,000	\$149,900	\$158,500	+ 5.7%	+ 73.2%
Jordan	\$178,000	\$177,000	\$215,000	\$209,000	\$247,000	+ 18.2%	+ 38.8%
Lake Elmo	\$374,800	\$367,500	\$374,900	\$428,500	\$401,000	- 6.4%	+ 7.0%
Lake Minnetonka Area	\$329,000	\$340,000	\$369,950	\$380,000	\$395,000	+ 3.9%	+ 20.1%
Lake St. Croix Beach	\$85,250	\$180,000	\$139,000	\$176,250	\$187,250	+ 6.2%	+ 119.6%
Lakeland	\$221,000	\$195,500	\$204,990	\$223,000	\$244,000	+ 9.4%	+ 10.4%
Lakeland Shores	\$178,139	\$270,000	\$265,000	\$1,500,000	\$247,423	- 83.5%	+ 38.9%
Lakeville	\$205,000	\$226,000	\$258,000	\$272,000	\$298,745	+ 9.8%	+ 45.7%
Lauderdale	\$128,150	\$171,450	\$175,000	\$117,750	\$175,000	+ 48.6%	+ 36.6%
Lexington	\$108,563	\$136,950	\$149,900	\$181,920	\$172,862	- 5.0%	+ 59.2%
Lilydale	\$177,500	\$190,000	\$200,250	\$280,000	\$240,000	- 14.3%	+ 35.2%



# 2015 Annual Housing Market Report – Twin Cities Metro

## Median Prices – Around the Metro



	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Lindstrom	\$143,900	\$140,000	\$160,025	\$179,999	\$190,000	+ 5.6%	+ 32.0%
Lino Lakes	\$173,500	\$208,375	\$229,900	\$243,000	\$254,600	+ 4.8%	+ 46.7%
Little Canada	\$140,000	\$175,000	\$185,500	\$192,593	\$206,250	+ 7.1%	+ 47.3%
Long Lake	\$186,500	\$227,500	\$231,500	\$212,250	\$269,950	+ 27.2%	+ 44.7%
Lonsdale	\$137,000	\$145,000	\$171,900	\$183,000	\$211,300	+ 15.5%	+ 54.2%
Loretto	\$217,875	\$130,000	\$199,900	\$156,900	\$256,000	+ 63.2%	+ 17.5%
Mahtomedi	\$257,500	\$249,900	\$245,000	\$301,450	\$325,000	+ 7.8%	+ 26.2%
Maple Grove	\$214,000	\$219,453	\$233,000	\$245,500	\$245,000	- 0.2%	+ 14.5%
Maple Lake	\$112,840	\$134,950	\$145,000	\$167,000	\$170,000	+ 1.8%	+ 50.7%
Maple Plain	\$153,500	\$187,450	\$178,750	\$212,500	\$243,900	+ 14.8%	+ 58.9%
Maplewood	\$139,400	\$145,000	\$165,000	\$182,000	\$187,998	+ 3.3%	+ 34.9%
Marine on St. Croix	\$242,000	\$274,450	\$320,000	\$322,450	\$320,000	- 0.8%	+ 32.2%
Mayer	\$169,900	\$164,405	\$189,900	\$190,000	\$212,000	+ 11.6%	+ 24.8%
Medicine Lake	\$315,000	\$650,000	\$542,000	\$465,000	\$836,250	+ 79.8%	+ 165.5%
Medina	\$485,000	\$457,985	\$521,623	\$527,500	\$555,047	+ 5.2%	+ 14.4%
Mendota	\$80,000	\$154,500	\$287,000	\$78,000	\$0	- 100.0%	- 100.0%
Mendota Heights	\$286,500	\$272,000	\$282,500	\$330,000	\$339,797	+ 3.0%	+ 18.6%
Miesville	\$0	\$140,000	\$231,671	\$205,000	\$0	- 100.0%	--
Minneapolis - (Citywide)	\$140,000	\$165,000	\$189,000	\$205,000	\$220,000	+ 7.3%	+ 57.1%
Minneapolis - Calhoun-Isle	\$267,021	\$300,000	\$327,780	\$318,500	\$360,000	+ 13.0%	+ 34.8%
Minneapolis - Camden	\$45,052	\$59,700	\$77,000	\$101,250	\$122,000	+ 20.5%	+ 170.8%
Minneapolis - Central	\$214,250	\$220,000	\$247,250	\$321,000	\$260,000	- 19.0%	+ 21.4%
Minneapolis - Longfellow	\$147,500	\$169,000	\$185,200	\$196,250	\$207,250	+ 5.6%	+ 40.5%
Minneapolis - Near North	\$43,000	\$60,000	\$80,500	\$101,000	\$125,200	+ 24.0%	+ 191.2%
Minneapolis - Nokomis	\$162,700	\$176,500	\$199,900	\$222,375	\$227,000	+ 2.1%	+ 39.5%
Minneapolis - Northeast	\$125,000	\$140,000	\$168,755	\$179,500	\$199,825	+ 11.3%	+ 59.9%
Minneapolis - Phillips	\$72,500	\$88,000	\$90,225	\$115,000	\$141,500	+ 23.0%	+ 95.2%
Minneapolis - Powderhorn	\$110,000	\$116,400	\$157,250	\$168,000	\$185,050	+ 10.1%	+ 68.2%
Minneapolis - Southwest	\$264,450	\$277,000	\$306,000	\$323,500	\$340,000	+ 5.1%	+ 28.6%
Minneapolis - University	\$207,500	\$221,000	\$232,250	\$226,000	\$230,000	+ 1.8%	+ 10.8%
Minnetonka	\$232,500	\$255,000	\$279,000	\$270,000	\$300,000	+ 11.1%	+ 29.0%
Minnetonka Beach	\$1,130,000	\$675,000	\$670,000	\$1,096,450	\$1,487,500	+ 35.7%	+ 31.6%
Minnetrissa	\$349,950	\$385,000	\$435,000	\$436,000	\$445,500	+ 2.2%	+ 27.3%
Monticello	\$124,000	\$137,095	\$156,045	\$172,000	\$186,000	+ 8.1%	+ 50.0%
Montrose	\$115,000	\$130,357	\$149,000	\$164,550	\$164,450	- 0.1%	+ 43.0%
Mora	\$84,400	\$86,500	\$98,000	\$99,750	\$122,000	+ 22.3%	+ 44.5%
Mound	\$150,000	\$169,000	\$191,000	\$202,000	\$215,950	+ 6.9%	+ 44.0%
Mounds View	\$134,950	\$139,500	\$163,000	\$176,000	\$187,673	+ 6.6%	+ 39.1%
New Brighton	\$157,500	\$165,000	\$171,000	\$197,000	\$219,900	+ 11.6%	+ 39.6%
New Germany	\$110,000	\$100,000	\$142,450	\$165,708	\$153,610	- 7.3%	+ 39.6%
New Hope	\$126,125	\$155,000	\$173,000	\$185,000	\$199,000	+ 7.6%	+ 57.8%
New Prague	\$146,000	\$174,000	\$195,000	\$189,900	\$215,000	+ 13.2%	+ 47.3%
New Richmond	\$110,000	\$124,900	\$137,850	\$155,850	\$178,000	+ 14.2%	+ 61.8%
New Trier	\$0	\$75,000	\$63,700	\$0	\$137,000	--	--

# 2015 Annual Housing Market Report – Twin Cities Metro

## Median Prices – Around the Metro



	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Newport	\$72,175	\$98,500	\$140,500	\$167,000	\$157,261	- 5.8%	+ 117.9%
North Branch	\$115,000	\$123,650	\$150,000	\$164,900	\$175,778	+ 6.6%	+ 52.9%
North Oaks	\$480,000	\$510,000	\$625,000	\$632,997	\$692,844	+ 9.5%	+ 44.3%
North Saint Paul	\$120,000	\$139,900	\$150,500	\$168,000	\$174,000	+ 3.6%	+ 45.0%
Northfield	\$145,000	\$157,500	\$183,000	\$183,000	\$199,000	+ 8.7%	+ 37.2%
Norwood Young America	\$122,500	\$128,912	\$144,000	\$158,500	\$166,400	+ 5.0%	+ 35.8%
Nowthen	\$180,000	\$209,500	\$234,500	\$241,000	\$305,000	+ 26.6%	+ 69.4%
Oak Grove	\$175,000	\$200,825	\$228,920	\$243,495	\$265,000	+ 8.8%	+ 51.4%
Oak Park Heights	\$130,000	\$134,799	\$176,200	\$177,000	\$202,000	+ 14.1%	+ 55.4%
Oakdale	\$133,000	\$134,950	\$164,000	\$167,500	\$188,400	+ 12.5%	+ 41.7%
Orono	\$532,500	\$377,223	\$501,000	\$572,000	\$542,500	- 5.2%	+ 1.9%
Osseo	\$115,000	\$153,950	\$141,950	\$175,000	\$174,900	- 0.1%	+ 52.1%
Otsego	\$159,900	\$163,450	\$194,525	\$214,950	\$218,500	+ 1.7%	+ 36.6%
Pine City	\$82,250	\$105,260	\$111,275	\$120,000	\$126,375	+ 5.3%	+ 53.6%
Pine Springs	\$300,000	\$271,500	\$320,000	\$377,500	\$395,000	+ 4.6%	+ 31.7%
Plymouth	\$245,000	\$275,500	\$304,450	\$305,000	\$320,000	+ 4.9%	+ 30.6%
Princeton	\$111,000	\$105,000	\$138,900	\$149,000	\$163,500	+ 9.7%	+ 47.3%
Prior Lake	\$212,000	\$227,500	\$270,100	\$281,250	\$300,000	+ 6.7%	+ 41.5%
Ramsey	\$137,000	\$153,000	\$182,000	\$199,900	\$216,000	+ 8.1%	+ 57.7%
Randolph	\$168,937	\$139,950	\$190,000	\$262,500	\$208,250	- 20.7%	+ 23.3%
Red Wing	\$130,000	\$130,000	\$133,875	\$145,000	\$147,950	+ 2.0%	+ 13.8%
Richfield	\$140,250	\$155,000	\$174,950	\$183,500	\$205,000	+ 11.7%	+ 46.2%
River Falls	\$143,600	\$151,000	\$168,500	\$179,900	\$195,000	+ 8.4%	+ 35.8%
Robbinsdale	\$104,750	\$123,499	\$140,000	\$158,875	\$175,000	+ 10.1%	+ 67.1%
Rockford	\$130,000	\$154,000	\$197,400	\$184,535	\$195,299	+ 5.8%	+ 50.2%
Rogers	\$210,000	\$236,000	\$265,000	\$278,950	\$293,978	+ 5.4%	+ 40.0%
Rosemount	\$170,388	\$181,000	\$215,000	\$228,500	\$239,950	+ 5.0%	+ 40.8%
Roseville	\$158,500	\$187,450	\$197,535	\$205,000	\$215,000	+ 4.9%	+ 35.6%
Rush City	\$113,000	\$92,000	\$122,750	\$149,000	\$129,500	- 13.1%	+ 14.6%
Saint Anthony	\$178,200	\$154,950	\$179,950	\$211,700	\$248,435	+ 17.4%	+ 39.4%
Saint Bonifacius	\$145,000	\$189,500	\$185,500	\$179,000	\$220,000	+ 22.9%	+ 51.7%
Saint Cloud MSA	\$128,000	\$135,000	\$145,000	\$150,000	\$155,900	+ 3.9%	+ 21.8%
Saint Francis	\$122,550	\$130,000	\$149,900	\$159,450	\$180,500	+ 13.2%	+ 47.3%
Saint Louis Park	\$185,000	\$198,450	\$218,900	\$230,000	\$239,000	+ 3.9%	+ 29.2%
Saint Mary's Point	\$1,100,000	\$170,500	\$258,800	\$347,400	\$235,000	- 32.4%	- 78.6%
Saint Michael	\$165,000	\$183,000	\$198,900	\$220,000	\$231,000	+ 5.0%	+ 40.0%
Saint Paul	\$100,000	\$120,000	\$143,450	\$157,250	\$168,000	+ 6.8%	+ 68.0%
Saint Paul - Battle Creek / Highwood	\$89,250	\$112,000	\$135,050	\$146,251	\$157,900	+ 8.0%	+ 76.9%
Saint Paul - Como Park	\$134,900	\$155,000	\$177,500	\$187,080	\$195,000	+ 4.2%	+ 44.6%
Saint Paul - Dayton's Bluff	\$49,500	\$59,000	\$93,950	\$110,463	\$130,000	+ 17.7%	+ 162.6%
Saint Paul - Downtown	\$126,500	\$136,000	\$160,000	\$172,000	\$164,900	- 4.1%	+ 30.4%
Saint Paul - Greater East Side	\$85,000	\$88,900	\$115,500	\$129,900	\$141,600	+ 9.0%	+ 66.6%
Saint Paul - Hamline-Midway	\$104,500	\$126,350	\$149,125	\$155,950	\$168,299	+ 7.9%	+ 61.1%
Saint Paul - Highland Park	\$235,000	\$229,900	\$249,500	\$264,000	\$270,350	+ 2.4%	+ 15.0%

## 2015 Annual Housing Market Report – Twin Cities Metro

# Median Prices – Around the Metro



	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Saint Paul - Lexington-Hamline	\$210,000	\$240,000	\$228,950	\$249,950	\$256,000	+ 2.4%	+ 21.9%
Saint Paul - Macalester-Groveland	\$228,750	\$235,000	\$263,500	\$277,750	\$292,000	+ 5.1%	+ 27.7%
Saint Paul - North End / South Como	\$55,000	\$68,550	\$89,900	\$107,750	\$128,500	+ 19.3%	+ 133.6%
Saint Paul - Payne-Phalen	\$65,000	\$80,500	\$100,000	\$124,900	\$133,500	+ 6.9%	+ 105.4%
Saint Paul - St. Anthony Park	\$180,000	\$192,500	\$259,500	\$239,000	\$227,900	- 4.6%	+ 26.6%
Saint Paul - Summit Hill	\$325,000	\$288,000	\$340,000	\$344,500	\$369,000	+ 7.1%	+ 13.5%
Saint Paul - Summit-University	\$130,000	\$159,900	\$170,000	\$194,280	\$210,000	+ 8.1%	+ 61.5%
Saint Paul - Thomas-Dale	\$45,000	\$55,000	\$80,900	\$106,500	\$130,000	+ 22.1%	+ 188.9%
Saint Paul - West Seventh	\$103,626	\$121,000	\$145,000	\$148,250	\$169,900	+ 14.6%	+ 64.0%
Saint Paul - West Side	\$82,000	\$90,000	\$122,000	\$137,000	\$150,000	+ 9.5%	+ 82.9%
Saint Paul Park	\$117,000	\$127,750	\$145,200	\$160,000	\$172,200	+ 7.6%	+ 47.2%
Savage	\$187,000	\$208,000	\$235,000	\$255,000	\$254,950	- 0.0%	+ 36.3%
Scandia	\$240,000	\$247,870	\$283,367	\$286,250	\$298,950	+ 4.4%	+ 24.6%
Shakopee	\$154,900	\$166,750	\$194,700	\$205,000	\$209,000	+ 2.0%	+ 34.9%
Shoreview	\$180,000	\$191,000	\$222,750	\$223,000	\$237,000	+ 6.3%	+ 31.7%
Shorewood	\$349,950	\$414,900	\$425,000	\$382,500	\$417,500	+ 9.2%	+ 19.3%
Somerset	\$127,000	\$119,900	\$144,500	\$175,000	\$179,550	+ 2.6%	+ 41.4%
South Haven	\$187,500	\$153,500	\$179,900	\$190,750	\$217,000	+ 13.8%	+ 15.7%
South Saint Paul	\$115,000	\$112,000	\$139,450	\$148,000	\$165,000	+ 11.5%	+ 43.5%
Spring Lake Park	\$92,250	\$118,000	\$141,000	\$164,900	\$169,950	+ 3.1%	+ 84.2%
Spring Park	\$199,900	\$352,500	\$272,500	\$446,050	\$310,000	- 30.5%	+ 55.1%
Stacy	\$139,000	\$108,750	\$181,750	\$201,950	\$200,000	- 1.0%	+ 43.9%
Stillwater	\$208,000	\$216,000	\$233,000	\$265,000	\$256,500	- 3.2%	+ 23.3%
Sunfish Lake	\$550,320	\$685,000	\$819,000	\$1,110,000	\$900,000	- 18.9%	+ 63.5%
Tonka Bay	\$550,000	\$797,500	\$477,500	\$570,000	\$444,012	- 22.1%	- 19.3%
Vadnais Heights	\$165,000	\$149,900	\$167,250	\$194,650	\$191,000	- 1.9%	+ 15.8%
Vermillion	\$153,500	\$187,500	\$157,500	\$220,000	\$0	- 100.0%	- 100.0%
Victoria	\$351,250	\$344,123	\$371,500	\$369,990	\$403,250	+ 9.0%	+ 14.8%
Waconia	\$187,500	\$205,000	\$229,000	\$237,000	\$250,000	+ 5.5%	+ 33.3%
Watertown	\$118,000	\$153,000	\$175,000	\$170,450	\$204,900	+ 20.2%	+ 73.6%
Wayzata	\$426,000	\$427,500	\$359,000	\$627,500	\$528,000	- 15.9%	+ 23.9%
West Saint Paul	\$120,000	\$125,700	\$143,500	\$156,200	\$171,000	+ 9.5%	+ 42.5%
White Bear Lake	\$148,500	\$161,950	\$178,500	\$192,900	\$198,500	+ 2.9%	+ 33.7%
Willernie	\$77,000	\$141,500	\$128,900	\$160,000	\$145,767	- 8.9%	+ 89.3%
Woodbury	\$219,900	\$240,000	\$267,500	\$284,000	\$289,000	+ 1.8%	+ 31.4%
Woodland	\$1,782,500	\$700,000	\$370,000	\$3,275,000	\$850,000	- 74.0%	- 52.3%
Wyoming	\$150,000	\$163,750	\$190,000	\$209,000	\$213,250	+ 2.0%	+ 42.2%
Zimmerman	\$118,000	\$130,000	\$150,500	\$161,900	\$185,000	+ 14.3%	+ 56.8%
Zumbrota	\$120,750	\$168,000	\$126,250	\$161,950	\$167,000	+ 3.1%	+ 38.3%

# Median Prices – Counties



	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Anoka County	\$136,900	\$152,000	\$174,900	\$187,825	\$200,700	+ 6.9%	+ 46.6%
Carver County	\$215,799	\$230,150	\$252,000	\$258,100	\$273,240	+ 5.9%	+ 26.6%
Chisago County	\$136,000	\$139,000	\$165,000	\$183,000	\$190,700	+ 4.2%	+ 40.2%
Dakota County	\$156,000	\$170,500	\$200,000	\$215,000	\$226,800	+ 5.5%	+ 45.4%
Goodhue County	\$130,000	\$134,450	\$145,000	\$153,500	\$165,000	+ 7.5%	+ 26.9%
Hennepin County	\$162,500	\$182,500	\$209,900	\$221,000	\$235,000	+ 6.3%	+ 44.6%
Isanti County	\$94,950	\$117,900	\$128,050	\$149,900	\$161,865	+ 8.0%	+ 70.5%
Kanabec County	\$76,250	\$79,500	\$100,000	\$101,000	\$121,625	+ 20.4%	+ 59.5%
Mille Lacs County	\$85,000	\$92,005	\$110,000	\$124,900	\$137,500	+ 10.1%	+ 61.8%
Ramsey County	\$125,500	\$142,000	\$163,000	\$176,500	\$187,948	+ 6.5%	+ 49.8%
Rice County	\$128,000	\$135,000	\$158,000	\$167,500	\$172,000	+ 2.7%	+ 34.4%
Scott County	\$180,000	\$197,000	\$226,500	\$239,900	\$244,950	+ 2.1%	+ 36.1%
Sherburne County	\$129,900	\$143,500	\$162,500	\$175,000	\$189,900	+ 8.5%	+ 46.2%
St. Croix County	\$144,650	\$149,000	\$177,500	\$186,000	\$208,000	+ 11.8%	+ 43.8%
Washington County	\$179,000	\$200,000	\$220,000	\$236,000	\$242,500	+ 2.8%	+ 35.5%
Wright County	\$139,000	\$151,900	\$176,250	\$185,000	\$205,000	+ 10.8%	+ 47.5%

# Median Prices – Western WI School Districts



	2011	2012	2013	2014	2015	Change From 2014	Change From 2011
Amery, WI – School District 119	\$95,000	\$109,900	\$105,000	\$124,250	\$127,000	+ 2.2%	+ 33.7%
Baldwin-Woodville, WI – School District 231	\$105,000	\$107,000	\$126,100	\$144,750	\$150,000	+ 3.6%	+ 42.9%
Clayton, WI – School District 1120	\$93,000	\$100,000	\$122,500	\$103,250	\$133,900	+ 29.7%	+ 44.0%
Clear Lake, WI – School District 1127	\$99,700	\$66,388	\$87,400	\$118,225	\$87,000	- 26.4%	- 12.7%
Cumberland, WI – School District 1260	\$120,000	\$150,000	\$121,500	\$145,700	\$168,125	+ 15.4%	+ 40.1%
Ellsworth, WI – School District 1659	\$111,501	\$110,500	\$135,000	\$150,500	\$155,000	+ 3.0%	+ 39.0%
Elmwood, WI – School District 1666	\$65,750	\$68,000	\$82,500	\$125,963	\$92,900	- 26.2%	+ 41.3%
Frederic, WI – School District 1939	\$69,500	\$71,500	\$84,000	\$93,250	\$106,250	+ 13.9%	+ 52.9%
Glenwood City, WI – School District 2198	\$105,000	\$83,200	\$101,500	\$130,000	\$154,000	+ 18.5%	+ 46.7%
Grantsburg, WI – School District 2233	\$77,000	\$75,000	\$92,700	\$95,500	\$114,500	+ 19.9%	+ 48.7%
Hudson, WI – School District 2611	\$185,000	\$203,250	\$225,000	\$233,500	\$260,817	+ 11.7%	+ 41.0%
Luck, WI – School District 3213	\$90,000	\$100,550	\$91,700	\$106,750	\$120,000	+ 12.4%	+ 33.3%
New Richmond, WI – School District 3962	\$118,500	\$125,000	\$144,500	\$159,900	\$180,000	+ 12.6%	+ 51.9%
Osceola, WI – School District 4165	\$131,000	\$140,250	\$138,200	\$155,000	\$165,000	+ 6.5%	+ 26.0%
Pepin, WI – School District 4270	\$92,000	\$89,250	\$90,000	\$150,000	\$125,000	- 16.7%	+ 35.9%
Plum City, WI – School District 4459	\$164,250	\$101,000	\$98,500	\$130,000	\$118,950	- 8.5%	- 27.6%
Prescott, WI – School District 4578	\$162,000	\$180,000	\$189,000	\$195,375	\$192,500	- 1.5%	+ 18.8%
River Falls, WI – School District 4893	\$155,000	\$168,000	\$177,000	\$183,750	\$218,750	+ 19.0%	+ 41.1%
Somerset, WI – School District 5432	\$137,000	\$134,000	\$168,500	\$188,450	\$187,000	- 0.8%	+ 36.5%
Spring Valley, WI – School District 5586	\$132,500	\$102,500	\$137,700	\$142,500	\$129,500	- 9.1%	- 2.3%
St. Croix Central, WI – School District 2422	\$148,500	\$125,450	\$170,000	\$175,000	\$187,250	+ 7.0%	+ 26.1%
St. Croix Falls, WI – School District 5019	\$100,000	\$92,000	\$121,000	\$105,000	\$133,500	+ 27.1%	+ 33.5%
Turtle Lake, WI – School District 5810	\$121,952	\$133,500	\$145,000	\$137,500	\$133,000	- 3.3%	+ 9.1%
Unity, WI – School District 238	\$133,250	\$122,000	\$125,000	\$132,450	\$149,000	+ 12.5%	+ 11.8%